

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 5, 2009



FP 09-15: proposed Final Plat of Austin's Colony Subdivision – Phase 11B

SIZE AND LOCATION: 10.369 acres of land out of the John Austin League, A-2 located at the north end of Ambrose Drive approximately 500 feet northwest from its intersection with Harvey Mitchell School Drive in Bryan, Brazos County, Texas

EXISTING LAND USE: vacant land

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Carrabba Family Limited Partnership

AGENT: Michael Hester, P.E.

STAFF CONTACT: Martin Zimmermann, Planning Administrator

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION:

This proposed final plat creates 37 single-family residential lots on 10.369 acres of land. An extension of Ambrose Drive and a new street (Ascot Court) are proposed for dedication and improvement by the developer.

RELATION TO APPROVED MASTER PLAN:

The proposed final plat is substantially in conformance with the Master Plan of Austin's Colony Subdivision, which the Planning and Zoning Commission approved on April 6, 2007.

RECOMMENDATION:

The proposed final plat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.